



99999 Goode Drive

Mills River, North Carolina 28759

Property Highlights

- Great Value Add Mobile Home Park
- Fantastic Redevelopment Opportunity
- High traffic (>29k) and a fast growing location

Property Overview

Excellent re-development opportunity! +/-3.63 acres in one of the hottest areas of Mills River, 500 ft from Mills River's busiest intersection where 280/191 Boylston Hwy intersects with Haywood Rd. The traffic count at this at this location is >29,000 vehicles per day, and has ~185 ft of road frontage on Boylston Hwy. This can be a re-development project to utilize the excellent location for retail/industrial purposes, or it can produce passive income, as currently this property is operating as a mobile home park with 12 pads. Seven of the pads are occupied with tenant owned homes that are paying lot-rent only. Expenses are minimal, and the in-park manager takes care of lawn maintenance. Tenants pay their own utilities and trash collection. Lot rents are below market, and 5 of the pads are vacant, so there is value-add opportunity. The park has well and septic, but municipal utilities can easily be tapped in to.

Offering Summary

Sale Price:	\$500,000
Existing MHP Pads:	12
Lot Size:	3.63 Acres

Demographics 1 Mile 5 Miles 10 Miles

Total Households	218	12,520	55,314
Total Population	500	28,992	126,507
Average HH Income	\$63,953	\$62,277	\$65,945

For More Information

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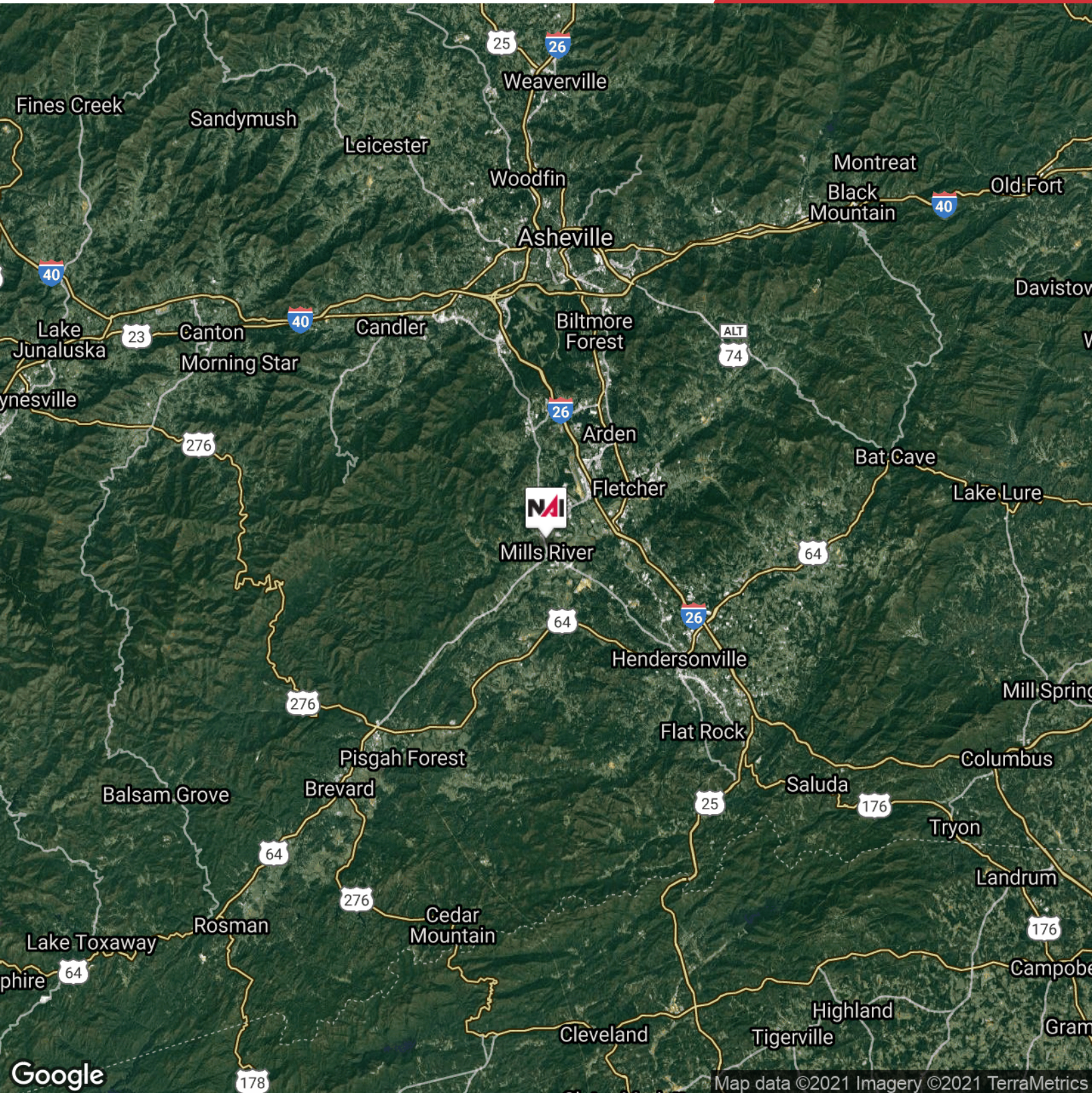
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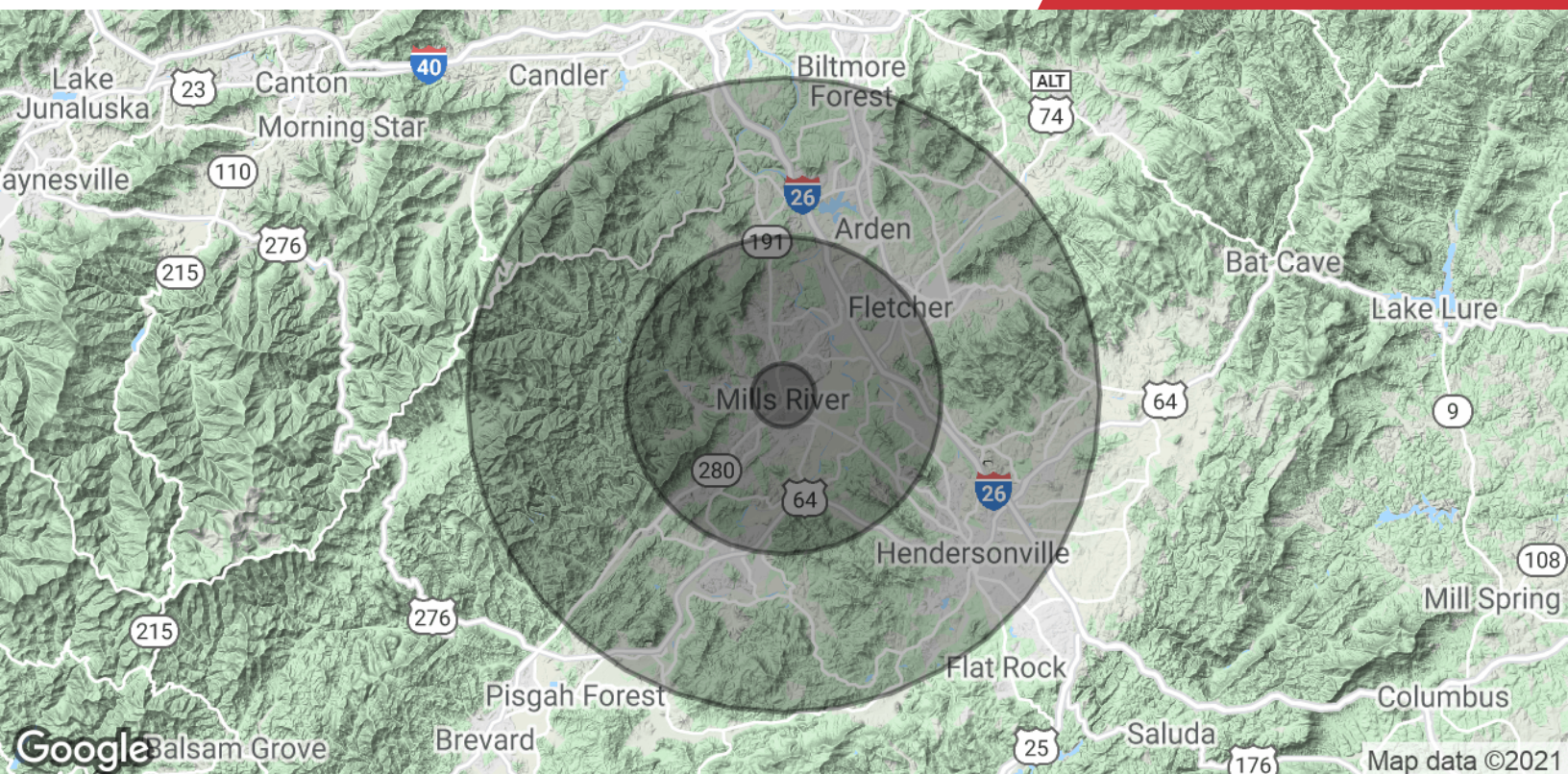
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Population	1 Mile	5 Miles	10 Miles
Total Population	500	28,992	126,507
Average age	47.1	46.5	45.2
Average age (Male)	47.7	45.1	43.4
Average age (Female)	46.8	47.3	46.9
Households & Income	1 Mile	5 Miles	10 Miles
Total households	218	12,520	55,314
# of persons per HH	2.3	2.3	2.3
Average HH income	\$63,953	\$62,277	\$65,945
Average house value	\$207,818	\$204,618	\$224,338

** Demographic data derived from 2010 US Census*